

Land Bank Board of Trustees Meeting

May 03, 2016
City Commission Room, 701 N. Jefferson, Junction City KS 66441

Mick McCallister
Phyllis Fitzgerald
Jim Sands
Pat Landes
Michael Ryan

1. 6:30 P.M. - CALL TO ORDER:

2. NEW BUSINESS:

- a. Consideration of Land Bank Minutes for April 5, 2016 Meeting. (p.2)
- b. Discussion of Marketing Plan for Land Bank Lots. (p.5)
- c. Discussion of the Initial Redesign Work for Portions of Olivia Farms.
(p.11)
- d. Consideration to Grant a Twenty Foot Utility Easement to Westar Energy.
(p.14)
- e. Consider the Request from USD 475 to obtain two lots in the 14th Street
Commons Area. (p.22)

3. ADJOURNMENT:

Land Bank Board of Trustees Meeting

Backup material for agenda item:

- a. Consideration of Land Bank Minutes for April 5, 2016 Meeting.

JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES

April 5, 2016

6:30 p.m.

CALL TO ORDER

A meeting of the Junction City Land Bank Board of Trustees was held on Tuesday, April 5, 2016 with Chairman Mick McCallister presiding.

The following members of the Land Bank were present: Mick McCallister, Michael Ryan, Pat Landes, Jim Sands and Phyllis Fitzgerald. Staff present was: Allen Dinkel, Cheryl Beatty, and Shawna Settles.

NEW BUSINESS

Land Bank Minutes for March 15, 2016 Meeting were presented for consideration. Trustee Fitzgerald moved to approve Land Bank Minutes for March 15, 2016 Meeting, seconded by Trustee Landes. Ayes: McCallister, Ryan, Landes, Sands and Fitzgerald. Nays: None. Motion carried.

Resolution No. 2-2016 the offer from Don Boyer Sr. to purchase a lot in 14th Street Commons was presented. Dave Yearout gave details and answered questions. Trustee Landes moved to accept Resolution No. 2-2016 the offer from Don Boyer Sr. to purchase a lot in 14th Street Commons, seconded by Trustee Fitzgerald. Ayes: McCallister, Ryan, Landes, Sands and Fitzgerald. Nays: None. Motion carried.

Resolution No. 3-2016 the offer from Joseph and Karen Bauer to purchase a lot in the Skyline Drive Addition unit No. 3 was presented. Dave Yearout explained the offer and answered questions. Trustee Landes moved to accept Resolution No. 3-2016 the offer from Joseph and Karen Bauer to purchase a lot in the Skyline Drive Addition unit No. 3, seconded by Trustee Fitzgerald. Ayes: McCallister, Ryan, Landes, Sands and Fitzgerald. Nays: None. Motion carried.

The request from KDOT for right-of-way and temporary easement of Land Bank Property was presented. Allen Dinkel explained what all the request entailed and answered questions. There was discussion but no action taken.

The marketing/procedure of Land Bank Lots was discussed. Allen Dinkel suggested starting the paperwork on offers of \$5000.00 or more and then bring final contract to Land Bank for acceptance. Katie Logan stated there was a generic form they could use to do this. Dave Yearout suggested using Google Earth for marketing or incentive to realtors for selling lots.

ADJOURNMENT

Trustee Fitzgerald moved, seconded by Trustee Landes to adjourn at 7:04 p.m. Ayes: McCallister, Ryan, Landes, Sands and Fitzgerald. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 3RD DAY OF MAY AS THE OFFICIAL COPY OF THE JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES FOR APRIL 5, 2016.

Shawna Settles, Secretary

Mick McCallister, Chairman

Land Bank Board of Trustees Meeting

Backup material for agenda item:

- b. Discussion of Marketing Plan for Land Bank Lots.

City of Junction City
Land Bank Board of Trustees/City Commission
Agenda Memo

May 3, 2016

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning
To: Land Bank Board of Trustees/City Commission & Allen Dinkel, City Manager
Subject: Marketing Plan

Issue: Marketing Plan for Land Bank Lots

Explanation of Issue: Staff has discussed a Marketing Plan for as long as the Land Bank has existed, going back to the summer of 2014. Following a lot of issues that have arisen since the lots were first deeded to the Land Bank in December of 2014, staff has continued to talk about the best method of “marketing” the lots. This was also discussed with the Ad Hoc Committee in the beginning, but there was not a lot of consensus among those members.

Staff is now presenting a Marketing Plan that we believe will get the information about these lots into the hands of the people that interact on a daily basis with those “in the market” to find a lot on which to build; or those builders in the market to find lots.

In short, this Plan envisions the Junction City Land Bank providing an “agency” authorization for every licensed real estate agent in the State of Kansas to market all Junction City Land Bank lots and, for every contract presented and accepted, the Land Bank will pay that licensed real estate agent a 10% commission on the sale.

To fully implement this Plan, the Land Bank staff, with the assistance of the City Attorney, will need to modify the “standard Offer to Purchase Contract” we will require to specify the payment of the commission; along with the “letter of intent” or whatever is the appropriate communication to the real estate community that this “agency” request and offer exists.

Rationale for Marketing Plan: As noted above, the primary rationale for this approach is to get the information into the hands of those “on the front lines” of discussion of available properties in the marketplace. The City and/or Land Bank can develop and maintain whatever “web site” it wants; but unless we use a process that gets this information be the first site that comes up for each and every “search”, our efforts will most likely not be that successful. Using the existing real estate network to get our information in front of potential buyers...whether an individual looking for a lot on which to build or a builder looking for lots to obtain to build “spec homes”...it is the real estate network where those searches already exist. By providing financial incentive for the realtors to “sell our lots”, this seems to be the most logical path to increase our sales.

Supporting Efforts to Market: Staff has already written an article concerning the Junction City Land Bank that has been submitted to the League of Kansas Municipalities for publication in the Kansas Government Journal, most likely in the June issue. A copy of that article is attached.

We plan to submit that article to the Wichita Area Builders Association for publication in their month newsletter that goes to all their members, including all the builders in the south central part of Kansas. We believe the Flint Hills Builders Association will do the same thing.

As we can, we will continue to “tell our story” and make as many people as possible aware of what opportunities exist in Junction City, especially with the property owned by the Land Bank.

Other Plans: Staff will be discussing additional “redesign” ideas with Kaw Valley Engineering, the Economic Development Committee, and others within the community to further evaluate what might be done to enhance the marketability of all the land bank property.

Staff Recommendation: Staff recommends the Land Bank Board of Trustees implement the Marketing Plan and direct staff and the City Attorney to take all steps necessary to consummate the agreements with the real estate community.

Enclosures:

Article on Land Bank

Land Banking: A tool to deal with ‘distressed properties’

Written By David Yearout, Director of Planning & Zoning for Junction City and Geary County, and Cheryl Beatty, Assistant Manager/Finance Director for Junction City

Most individuals involved in the real estate industry today are keenly aware of what it means to deal with “distressed properties.” According to the general definition used in the real estate industry, a “distressed property” is: *Property that is under a foreclosure order or is advertised for sale by its mortgagee. Distressed properties usually fetch a price that is much below its market value.* These properties often become “short sales” which can be traumatic to the seller.

However, for local governments and taxpayers, “distressed properties” often include other properties with additional challenges. They might be blighted, dilapidated, or uninhabitable. They can also include properties with delinquent taxes; including general property taxes and special assessments for infrastructure which is being carried as a general obligation of the entire community. Unfortunately, properties with delinquent taxes will eventually reach a point where a tax sale must be held to address the problem. Communities having properties with outstanding special assessments will most likely not have much success selling them at a tax sale.

Junction City found itself in this very situation in a big way, where approximately 1,000 to 1,300 parcels of land were headed to a tax sale. Most would agree this occurred as a response to the return of the Big Red One to Fort Riley. With strong encouragement from military and State officials, the City aggressively pursued the creation of thousands of residential properties beginning in 2005. Most projects were constructed with full infrastructure build outs which were completed by 2008. Projects were financed through the formation of special benefit districts with 20-year general obligation bonds to be paid for by special assessments. Best laid plans were foiled when military families did not relocate to the area and the 2008 recession created a housing bubble burst. The City faced over development.

The impact resulted in over 1,000 platted lots with infrastructure in place and no buyers; which meant developers faced financial collapse. With no sales or revenue, the taxes went unpaid as developers went out of business. The City was left making bond payments with a 50% delinquency on special assessment collections. Finally in 2014, the first tax sale was held...but no one bought any of the empty lots. At one point the auctioneer offered to "give the lots" to anyone who would take them, and still no one stepped up.

The ‘no sale’ resulted in the property ownership going to the Geary County, as per Kansas statute. This left a huge void which needed to be filled. Who was going to physically maintain the properties, who was going to get them sold and back on the tax role, and who was going to manage the properties? Fortunately, the State of Kansas allows cities to create land banks. City staff saw the creation of a land bank as a tool to deal with the many problems ahead; a tool which was needed to get properties back in the market.

As a result of the first tax sale the City of Junction City took the opportunity to create a Land Bank and subsequently took possession of 941 lots in a single Quit Claim Deed from the County

at the end of 2014. Another 150 to 250 lots could be added to the total after the tax sale this spring.

Why did the City of Junction City create the Land Bank to deal with this problem? There are many good reasons for doing this...and many cities across the State should look at creating a land bank even though they may not be faced with a large scale challenge like Junction City.

A Land Bank affords a City the BEST method to actually manage "distressed properties" which often quickly become a blight in the community. As with many issues, City governments must deal with issues when no one else is left to deal with a problem. Local government either steps up to do the work out of desire or necessity, or the problem simply gets worse. Land Banking offers a viable way for a City to deal with the problematic land issues within a City; to get the parcels back to the open market as quick as possible; to clear up title issues on each parcel so the lots can be sold; to reconfigure subdivisions where there are marketability problems; to set aside land for future City purposes such as parks, fire stations or schools; to control the quantity of land for sale so the market is not flooded and, thereby depressed further. The next important step is to use Kansas land bank statutes to 'freeze' special assessments so the financial loss won't continue and upon resale of the property the special assessment may be re-assessed and, if beneficial, re-amortized or forgiven (in whole or in part) to enhance marketability of the lots.

Step one is to create the Land Bank. Land banks may be formed by an Ordinance adopted by the Governing Body as authorized by KSA 12-5901, et. seq. The ordinance identifies who is to be named as Land Bank Board of Trustees; which may be the City Commission or a separate board which is appointed by the City Commission. In addition, the ordinance must establish the purpose of the Board, describe the powers and duties of the Board, and list the organizational requirements of the Board. The Land Bank Board of Trustees will then adopt the Board organizational by-laws and policy directives (mission statement, goals and policies). In summary, establishing a Land Bank is simple to do. It gives a City more flexibility for land management and control over abandoned properties, blighted properties, or properties which go to tax sale and don't sell. Additionally, once a property is in the name of the Land Bank, all back taxes (including interest and penalties) are removed from the records and the properties are automatically tax exempt as per statute. As previously noted, a City Commission or Council is given the authority to 'freeze' any special assessments attached to the property; with added options to either re-amortize special assessments and/or forgive special assessments.

Forming the Land Bank is, however, just step one. There are still other obstacles to overcome in order to get the lots back in the hands of private individuals. As Junction City has discovered it may be a long journey. The City has faced its' own financial crisis; in addition, to dealing with what to do with the hundreds of lots which were thought to be undevelopable for various reasons, which left a negative impression within and outside the community. As the old saying goes, "A journey of a thousand miles begins with the first step." Pressures have risen to do things quickly and "let the market" solve the problems. Junction City has found it takes time to resolve title issues or other ongoing issues and if no one is working on resolving the problems the developers won't be buying the lots, therefore, the market would remain dormant.

In Junction City's case, title issues had to be resolved...mostly because of mandated redemption times allowed by Kansas tax sale statutes and other "legal" issues regarding adequate notifications of a tax sale to third parties. The underwriters for the title insurance must be comfortable with the procedures which were done leading up to the tax sale; otherwise, additional redemption time is required by the title companies to certify a clear title.

Then came concerns on the configuration of lots in some of the subdivisions now owned by the Land Bank. This meant reevaluating the process which allowed the lots to be created in the first place. It was easy to "blame others" for perceived mistakes; obviously, this did not resolve the problems. Staff is working with developers to learn what is needed to prepare the lots as 'market ready' and working to dispel the negative image of the lots.

The Land Bank, the City, and the Economic Development Commission are exploring how some of the properties might be rezoned and reconfigured to accommodate green space, commercial development, and industrial development in response to opportunities which are manifesting themselves in the area due to the growth of the region.

Lots are now beginning to sell, resulting in new homes being constructed. True "spec" homes are being constructed by builders who see the potential within the Junction City market, which includes Fort Riley and the Manhattan area. One group of lots recently sold included a re-plat which changed lot widths and addressed other restrictions on the original plat. The Land Bank and the City are currently exploring the re-plat of a large area to improve the desirability of the properties; as presently platted the lots are too small and have other issues.

Most of the procedural challenges have been resolved. The Land Bank Board and City staff are now exploring all avenues to further market the lots. Junction City is now "blessed" with hundreds of ready to build lots and in a position to sell the lots and issue building permits. Construction is now occurring in existing neighborhoods at a reduced cost per lot. The special assessments per lot still exist; however, the infrastructure improvements installed several years ago were done at a lower cost than what it would take to install infrastructure today. Build ready lots, combined with the high quality of life available within and near the community, positions Junction City for growth opportunities and a positive future.

Much of this can be attributed to the decisions made by the City to use the Land Bank as a recovery tool; to "take hold of the problem" by owning the distressed lots within the City and not letting the distressed properties become a larger "blight" issue for the community. Long journeys, big or small accomplishments, and projects of any size must begin with one first step. The formation of a Land Bank is Junction City's first step to resolve issues with the hundreds of distressed properties. Too often the public and taxpayers want immediate gratification or satisfaction and are not willing to get in there and start working, slowly and methodically toward a goal. Community members are now recognizing some journeys are slow, step by step processes. Using the right tools, making good plans, and sticking to the plan is being done in Junction City and it is working.

Land Bank Board of Trustees Meeting

Backup material for agenda item:

- c. Discussion of the Initial Redesign Work for Portions of Olivia Farms.

City of Junction City
Land Bank Board of Trustees/City Commission
Agenda Memo

May 3, 2016

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning

To: Land Bank Board of Trustees/City Commission & Allen Dinkel, City Manager

Subject: Redesign of Portion of Olivia Farms

Issue: Redesign of portion of Olivia Farms – Lucy Court to Rucker Road

Explanation of Issue: The Junction City Land Bank authorized staff to work with Kaw Valley Engineering on redesign of Olivia Farms. The first objective was to add another “entrance” into the development by extending Lucy Court to Rucker Road. This is the preliminary sketch plat showing how that can be done, including the reconfiguration of the affected lots. This design maintains lot sizes comparable with the single-family lots in the southwest portion of Olivia Farms where home exist. This design required an analysis of the existing utilities to assure none of that infrastructure is impacted by the development and all lots retain an adequate buildable area. It is expected that Mr. Osbourn will have information on “quantities” of what it would cost to extend the street for discussion at the meeting.

Staff and Kaw Valley have been working on a redesign of all the lots north of Wilma Way, with the intent to create larger lots that would attract homes valued at the upper end of the market. The idea is there are more than enough lots within the Land Bank portfolio that accommodate the “entry level” homes, or those a step up from that market. Those sketch plans will be presented in the near future.

Staff and Kaw Valley have also discussed how the lots south of Wilma Way that are “large, single lots” might be redesigned. This has included the idea to extend Samantha Drive south of Wilma Way to tie into the road network that eventually connects to Lucy Court and, ultimately, Rucker Road. Just as noted above, those sketch plans will be presented in the near future.

Staff Recommendation: Staff recommends the Land Bank Board of Trustees authorize we continue to work with Kaw Valley Engineering of redesign of Olivia Farms to improve the marketability of the property.

Enclosures:

Sketch Plat – Olivia Farms – Lucy Court to Rucker Road

Land Bank Board of Trustees Meeting

Backup material for agenda item:

- d. Consideration to Grant a Twenty Foot Utility Easement to Westar Energy.

City of Junction City

Land Bank

Agenda Memo

04/29/2016

From: Allen J. Dinkel, City Manager

To: Land Bank Trustees

Subject: Grant of Easement

Objective: Consider granting of 20 foot utility easement to Westar Energy upon the land owned by the Junction City Land Bank.

Explanation of Issue: Due to construction of a diamond interchange on US-77 Highway at K-18 Highway the utilities need to be relocated. Westar Energy is requesting an easement of 20feet on the west side of the land owned by the Junction City Land Bank. This 20 foot easement is on the west side of 13 different lots in the Prairie Ridge Addition. The specials per lot are \$2,104.04 per year for a 20 year period or \$42,080.80 for the 20 years or a total of \$547,050.04.

Budget Impact: Westar is offering to pay \$3,150.00 for this easement.

Staff Recommendation: Due to the specials on the property I am suggesting to deny the offer and ask for \$45,000 per lot .or a total of \$585,000.

Attachments: Correspondence and documents from Westar Energy.

April 28, 2016

Shawn Settles, Secretary
Junction City Land Bank
700 North Jefferson
Junction City, Kansas 66441

Re: Electric line Grant of Right of Way, Lots 1-10, and Lots 14-16 all in Block 1, Prairie Ridge Addition, Unit No. 1, Junction City, Kansas.

Dear Ms. Settles:

Westar Energy, Inc. (Westar) a Kansas public utility, request to purchase the right of way and easement to install, operate and maintain an overhead electric line within the west 20 feet of the above referenced Lots. The proposed right of way is a result of Kansas Department of Transportation (KDOT) additional US Highway 77 right of way acquisition as access controlled requiring Westar to relocate its existing overhead electric line facilities, currently operating in US Highway 77 right-of-way, to private property.

For your review I enclose an electric line Grant of Right of Way with an accompanying Acknowledgment, an Exhibit A identifying the proposed electric line right of way area, a Right of Way Settlement in the amount of \$ 5,450.00 and a W-9 form.

Please present said Grant to the Junction City Land Bank officers for their review. Upon their approval Westar request Chairman Mick McCallister and you as Secretary of the Junction City Land Bank execute said Grant and have a notary public complete the Acknowledgment. Please have Mr. McCallister sign the Right of Way Settlement and W-9 where highlighted. Keep a pink portion of the Settlement for your file and place the original and yellow copy along with the executed Grant and completed Acknowledgment in the return envelope provided and mail to me.

Upon my receipt of the signed Grant, notarized Acknowledgment, signed Settlement and W-9 a Company check in the amount of \$5,450.00 made payable to the Junction City Land Bank shall be issued to the address above in approximately three weeks.

I appreciate your attention to this matter. If you have questions feel free to contact me in Topeka at 785-575-8081 or jeff.rogers@westarenergy.com.

Sincerely,



Jeff G. Rogers, Contract Agent
Real Estate Services
Westar Energy, Inc.

SW/4 S3-T12S-R05E
Lots 1-10, Block 1, Unit 2
Lots 14-16, Block 1, Unit 1

GRANT OF RIGHT OF WAY

For and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, **The Junction City Land Bank**, hereinafter referred to as Grantor, does hereby grant, convey and warrant unto WESTAR ENERGY, INC., (Grantee), its successors, assigns, and lessees the right and easement to erect, install, alter, reconstruct, operate, and maintain under varying conditions of operation, renew, replace, relocate, and remove electric and communication transmission and distribution lines, the wood and steel poles and towers, anchors, guys, crossarms, insulators, conductors, underground conduit, ducts, cables, and other equipment appurtenant thereto for the transmission and distribution of electric energy and communications in, along, under, across, and over certain lands owned by Grantor situated in Geary County, State of **Kansas**, and described as follows:

A strip of land twenty (20) feet wide located in **Lots 1-10, Block 1, Prairie Ridge Addition Unit No. 2**, and **Lots 14-16, Block 1, Prairie Ridge Addition Unit No. 1** all in the **Southwest Quarter (SW/4)** of **Section Three (03), Township Twelve (12) South, Range Five (05) East** of the 6th P.M., Geary County, **Kansas**, more particularly described as follows:

See Exhibit "A" attached hereto and made part of this instrument by reference;

together with the right of ingress to and egress from the above described land and contiguous land owned by Grantor for the purpose of surveying, erecting, constructing, maintaining, inspecting, rebuilding, replacing and repairing Grantee's lines which shall be located upon the land specifically described above.

Grantee shall have the further rights to erect, maintain and use gates in all fences which cross or which shall hereafter cross the route of said lines together with the right to trim, remove, eradicate, cut and clear away any trees, limbs and brush on above described land now or at any

future time. Grantee shall have the further right to trim and clear away any trees, limbs, and brush on lands adjacent to above described right of way whenever in its judgment such will interfere with or endanger the construction, operation or maintenance of said lines. Grantee shall at its election have the right to remove said trees, limbs, and brush by bulldozing. All logs, limbs and brush shall be burned or removed by the Grantee unless otherwise agreed to by Grantor. In exercising its right of ingress and egress the Grantee shall, whenever practicable, use existing roads or lanes, and shall repair any damage caused by its use thereof.

The Grantor, his heirs or assigns, may cultivate, use and enjoy the land above described, provided such use shall not in the judgment of Grantee, interfere with or endanger the construction, operation or maintenance of said lines, and provided further that no improvements, buildings or structures shall be constructed or placed on the said right of way without the prior written consent of the Grantee.

Grantee shall repair any physical damage to property of Grantor, or pay any substantial damages on account of physical injury to property of Grantor by the erection, installation, reconstruction, operation, and maintenance under varying conditions of operation, renewal, and removal of said lines, said damages, if not mutually agreed upon, shall be ascertained by three disinterested persons, one of whom shall be selected by each, Grantor and Grantee, their heirs or successors, assigns or lessees, and the third by the two so selected. The damages determined by such persons, or a majority of them, shall be conclusive as to the facts.

This grant shall be binding upon the heirs, successors and assigns of the undersigned.

WITNESS the hand of the Grantor this ____ day of _____, 20 ____.

The Junction City Land Bank

By: Mick McCallister
Title: Chairman

The Junction City Land Bank

By: Shawn Settles
Title: Secretary

ACKNOWLEDGMENT

STATE OF KANSAS)
) SS:
COUNTY OF GEARY)

I, the undersigned notary public, do hereby certify that **Mick McCallister, Chairman of The Junction City Land Bank** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this _____ day of _____, 20_____.

Signature

Notary Public

My appointment expires:

Print Name

ACKNOWLEDGMENT

STATE OF KANSAS)
) SS:
COUNTY OF GEARY)

I, the undersigned notary public, do hereby certify that **Shawn Settles, Secretary of The Junction City Land Bank** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this _____ day of _____, 20_____.

Signature

Notary Public

My appointment expires:

Print Name

EXHIBIT A

SHEET 1 OF 2

POINT OF
TERMINUS

PRAIRIE RIDGE
ADDITION UNIT NO. 1

OWNER: THE JUNCTION CITY LAND BANK
LOTS 1 THRU 10, BLOCK 1
PRAIRIE RIDGE ADDITION UNIT NO. 2
AND
LOTS 14, 15 AND 16, BLOCK 1
PRAIRIE RIDGE ADDITION UNIT NO. 1

EASEMENT AREA = 23,736.35 S.F. / 0.54 ACRE
TOTAL AREA = 23,736.35 S.F. / 0.54 ACRE



SCALE: 1"=200'

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- ▨ EASEMENT AREA
- ⓪ PLATTED LOT NUMBER

N 14°28'26" W 221.05'

POINT OF
COMMENCEMENT

SW CORNER, PRAIRIE RIDGE
ADDITION UNIT NO. 2

S 89°38'29" E

27.88' R/W

POINT OF
BEGINNING

U.S. 77 HIGHWAY

PLATTED EASTERLY
R/W LINE

N 13°06'15" W
963.55'

EASTERLY R/W LINE

R/W PURCHASED
BY KDOT

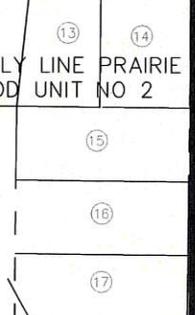
20' R/W

PRAIRIE RIDGE
ADDITION UNIT NO. 2

BLOCK 1

SOUTHERLY LINE PRAIRIE
RIDGE ADD UNIT NO 2

100' KANSAS
GAS EASEMENT



RES# 16-020

TRACT #: 16020-GED004
OWNER: THE JUNCTION CITY LAND BANK



2319 NORTH JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
jc@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING



REV. #1 - 04/06/2016 - REVISED PER CLIENT
MARCH 9, 2016

7659EXBA_LANDBANK

EXHIBIT A

SHEET 2 OF 2

DESCRIPTION:

A STRIP OF LAND OVER LOTS 1 THRU 10, BLOCK 1, PRAIRIE RIDGE ADDITION, UNIT ON. 2 TO JUNCTION CITY, GEARY COUNTY, KANSAS AS RECORDED IN THE REGISTER OF DEEDS OFFICE OF SAID COUNTY IN PLAT BOOK "F", PAGE 131 AND LOTS 14, 15 AND 16, BLOCK 1, PRAIRIE RIDGE ADDITION UNIT NO. 1 TO JUNCTION CITY, GEARY COUNTY, KANSAS, AS RECORDED IN SAID REGISTER OF DEEDS OFFICE IN PLAT BOOK "F", PAGE 124 AND THE CORRECTED FINAL PLAT RECORDED IN PLAT BOOK "F", PAGE 129, SAID STRIP BEING 20 FEET IN WIDTH, LYING 20 FEET EASTERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10, BLOCK 1, PRAIRIE RIDGE ADDITION, UNIT ON. 2;
THENCE WITH AN ASSUMED BEARING ON THE SOUTHERLY LINE OF SAID PRAIRIE RIDGE ADDITION UNIT NO. 2,
S 89°38'29" E 27.88 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 77 AND THE POINT OF BEGINNING;

THENCE N 14°28'26" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 221.05 FEET;

THENCE N 13°06'15" W CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 963.55 FEET TO THE NORTHERLY LINE OF SAID LOT 14, BLOCK 1, PRAIRIE RIDGE ADDITION UNIT NO. 1, SAID POINT ALSO BEING THE POINT OF TERMINUS.

THE SIDELINES OF THE ABOVE DESCRIBED STRIP OF LAND SHALL BE SHORTENED TO AND TERMINATED AT SAID SOUTHERLY LINE OF PRAIRIE RIDGE ADDITION UNIT NO. 2 AND THE NORTHERLY LINE OF SAID LOT 14, BLOCK 1, PRAIRIE RIDGE ADDITION UNIT NO. 1.

END OF DESCRIPTION

BASIS OF BEARINGS IS AN ASSUMED BEARING OF N 07°34'43" E ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 5 EAST, GEARY COUNTY, KANSAS.



RES# 16-020
TRACT #: 16020-GED004
OWNER: THE JUNCTION CITY LAND BANK



2319 NORTH JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
jc@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

REV. #1 - 04/06/2016 - REVISED PER CLIENT
MARCH 9, 2016

7659EXBA_LANDBANK

Land Bank Board of Trustees Meeting

Backup material for agenda item:

- e. Consider the Request from USD 475 to obtain two lots in the 14th Street Commons Area.

City of Junction City

Land Bank

Agenda Memo

04/29/2016

From: Allen J. Dinkel, City Manager
To: Land Bank Trustees
Subject: Request for two Lots from USD 475

Objective: Consider Request for two Lots in the 14th Street Commons Area from USD 475.

Explanation of Issue: USD 475 is desiring to obtain two lots to construct houses by their students in the 14th Street Commons area. They are willing to allow us to have the large pile of soil south of the middle school. There is about 47,000 Cubic yards of soil. They would like to have two lots for the project and have no specials applied in return for the soil.

Budget Impact: No specials would be collected and no funds would be received for the lots, but in turn the City would have easy access to a large amount of soil. The special assessments on these lots is \$1,308.36 per year for a twenty year period.

Staff Recommendation: The question is waiving the specials, but the soil has a good value in return. The amount forgiven is less than the value of the soil.